114.0	0006	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	751,800 / 751,800
					USE VALUE:	751,800 / 751,800
					ASSESSED:	751,800 / 751,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		CARL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KELLY JOHN R III
Owner 2:	KELLY KRISTINE
Owner 3:	
Street 1:	29 CARL ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	NARDONE KRISTINE/KELLY JOHN -
Owner 2:	-
Street 1:	29 CARL ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,639 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Vinyl Exterior and 1664 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4639.000	360,400		391,400	751,800
Total Card	0.107	360,400		391,400	751,800
Total Parcel	0.107	360,400		391,400	751,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 451.80 | /Parcel: 451.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 73280
GIS Ref
GIS Ref
Insp Date 08/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 114.0-0006-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	360,400	0	4,639.	391,400	751,800	751,800	Year End Roll	12/18/2019
2019	101	FV	270,400	0	4,639.	397,000	667,400	667,400	Year End Roll	1/3/2019
2018	101	FV	233,100	0	4,639.	296,400	529,500	529,500	Year End Roll	12/20/2017
2017	101	FV	233,100	0	4,639.	268,400	501,500	501,500	Year End Roll	1/3/2017
2016	101	FV	233,100	0	4,639.	257,200	490,300	490,300	Year End	1/4/2016
2015	101	FV	233,100	0	4,639.	218,100	451,200	451,200	Year End Roll	12/11/2014
2014	101	FV	233,100	0	4,639.	206,900	440,000	440,000	Year End Roll	12/16/2013
2013	101	FV	233,100	0	4,639.	196,800	429,900	429,900		12/13/2012

!8884!

PRINT

Date	Time
12/10/20	23:25:20

LAST REV

Date	Time
09/24/18	11:42:26

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8884

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NARDONE KRISTIN	49937-201		8/14/2007	Family	1	No	No		
GUESS ALISON C	32739-210		4/25/2001		250,000	No	No		
	13782-208		9/1/1979		53,000	No	No		Y

USER DEFINED

Prior Id # 1:	73280
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/25/2015	1203	Solar Pa	13,000		8/25/2015			Install 20 solar p
7/31/2006	633	Addition	25,000			G8	GR FY08	2nd flr add

ACTIVITY INFORMATION

Date	Result	By	Name
8/24/2018	MEAS&NOTICE	BS	Barbara S
1/5/2009	Meas/Inspect	336	PATRIOT
3/18/2000	Inspected	276	PATRIOT
2/7/2000	Measured	197	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4639		Sq. Ft.	Site		0	70.	1.21	5									391,420						391,400	

Total AC/HA: 0.10650 | Total SF/SM: 4639 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 391,420 | Spl Credit | Total: 391,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1M - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.28100955
Const Adj.:	0.99890995
Adj $ / SQ:	159.952
Other Features:	99167
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	404038
Depreciation:	43636
Depreciated Total:	360401

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	3	Baths:	1	HB	1				

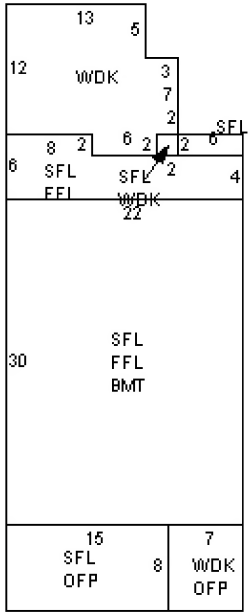
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	900	159.950	143,956
FFL	First Floor	764	159.950	122,203
BMT	Basement	660	47.990	31,670
WDK	Deck	249	10.010	2,491
OFP	Open Porch	176	25.850	4,549

Net Sketched Area:	2,749			Total:	304,869
Size Ad	1664	Gross Are	2749	FinArea	1664

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	159.95
Special Features:	0	Val/Su Net:	131.10
Final Total:	360400	Val/Su SzAd	216.59

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

114.0-0006-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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